

028.B

Map

0001

Block

0003.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 403,700 /

USE VALUE: 403,700 /

ASSESSed: 403,700 /

Total Card /

Total Parcel

403,700

403,700

403,700

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

29

GRAFTON ST, ARLINGTON

Unit #:

3

Owner 1: PELHE TINA

Owner 2:

Owner 3:

Street 1: 29 GRAFTON ST

Street 2: UNIT 3

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

403,700

403,700

Total Card

0.000

403,700

403,700

Total Parcel

0.000

403,700

403,700

Source: Market Adj Cost

Total Value per SQ unit /Card: 480.60

/Parcel: 480.60

Legal Description

User Acct

154120

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

05/17/18

!2382!

Parcel ID

028.B-0001-0003.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

403,700

0

.

403,700

Year end

12/23/2021

2021

102

FV

392,400

0

.

392,400

Year End Roll

12/10/2020

2020

102

FV

402,900

0

.

402,900

402,900

Year End Roll

12/18/2019

2019

102

FV

414,000

0

.

414,000

414,000

Year End Roll

1/3/2019

2018

102

FV

366,900

0

.

366,900

366,900

Year End Roll

12/20/2017

2017

102

FV

335,100

0

.

335,100

335,100

Year End Roll

1/3/2017

2016

102

FV

335,100

0

.

335,100

335,100

Year End

1/4/2016

2015

102

FV

310,200

0

.

310,200

310,200

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

TAX DISTRICT

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

WADLINGER MAURA

73702-208

2

11/22/2019

400,000

No

No

19655-369

2/1/1989

132,000

No

No

Y

PAT ACCT.

Code

Descrip/No

Amount

Com. Int

Code

Descrip

Amount

Com. Int

OTHER ASSESSMENTS

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

BUILDING PERMITS

ACTIVITY INFORMATION

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7021

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

1/23/2020

SQ Mailed

MM

Mary M

5/17/2018

Measured

DGM

D Mann

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

028.B

0001

0003.0

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 403,700 /

USE VALUE: 403,700 /

ASSESSed: 403,700 /

Total Card /

Total Parcel

403,700

403,700

403,700

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

PREVIOUS ASSESSMENT

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

BUILDING PERMITS

ACTIVITY INFORMATION

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:	6	- Stucco	%
Roof Struct:	3	- Gambrel	
Roof Cover:	1	- Asphalt Shgl	
Color:	BROWN/WH		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	643-7625,Building Number 1.

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1905	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	25.000000000
Name:	63 - 7021

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	4			BR	1		Baths	1		HB

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.01999998
Adj \$ / SQ:	419.985
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495945
Depreciation:	92246
Depreciated Total:	403699

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	4	1	0
<b>Totals</b>				
	1	4	1	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	503.98	
Special Features:	0	Val/Su Net:	480.60	
Final Total:	403700	Val/Su SzAd	480.60	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	840	419.990	352,78
Net Sketched Area:		840	Total:	352,78
Size Ad	840 Gross Area	840	FinArea	840

### SUB AREA DETAIL

[illegible]

## IMAGE

